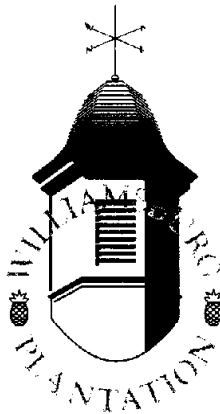


January 26, 2004

Ann H. Thomas
Commissioner of the Revenue
P.O. Box 90
Yorktown, VA 23690



Re: Williamsburg Plantation, Inc
York County Business License Number 007981
100 Waller Mill Rd
2001, 2002, 2003 Business License Reports

Dear Ms. Thomas:

Please find enclosed three amended York County Business License Tax Reports for the License years 2003, 2002 and 2001 (the "Reports"). Each of the Reports has been amended to reflect a -0- tax liability.

Previously, we had apportioned gross receipts from the sale of Williamsburg Plantation timeshare units (the "Resort") to York County based on relative payroll. Our personnel at 100 Waller Mill Rd, formerly 119 Bypass Rd, make and confirm timeshare tour reservations for the Resort, which is located in James City County. On the understanding that gross receipts could not be separately determined for each location, the relative portion of salary paid to employees in York County was used to attribute gross receipts. We have recently been informed by James City County that all gross receipts must be allocated there. It is their opinion that income from the sale of real property must be attributed solely to the place of its physical location. I have been informed that the authorities of James City County have discussed this matter with you and you are in accord.

Pursuant to this revised position, we have amended previously filed reports to reflect no liability. Before inclusion of interest, this would entitle us to a refund of \$9,245.68.

Thank you in advance for your consideration of this matter. Please do not hesitate to contact me if you have any concerns or questions.

Sincerely,


Maryanne Brodnicki,

Tax Manager

Encl:

Cc: Angie Haynie,
James City County Auditor w/encl

Marc J. Landau, VP, CFO

3015 North Ocean Boulevard, Suite 121

Fort Lauderdale, Florida 33308

Phone: 954-563-2444

Fax: 954-564-4046

Date: 3/29/04 Payment History Inquiry Time: 11:42:32
Dept/Bill#: BL2003 / 00003310069 Penalty/Interest Date: 3/29/2004 / 3/29/2004
Business: WILLIAMSBURG PLANTATION INC 1 Sup#: 03
Address:

7621 GEO WASH MEM HWY

YORKTOWN VA

Zip Code: 23692 - 0000

Applicant: WILLIAMSBURG PLANTATION INC

Address:

7621 GEO WASH MEM HWY

YORKTOWN VA

Fed ID#/SSN#: 541595451

Zip Code: 23692

Original Bill: \$504.00 Payments: \$1.00
Penalty Paid: \$.00 Int Paid: \$.00 Last Date: 3/05/2003
Amount Owed: \$503.00 Other: \$.00
Total Owed: \$604.02 Penalty: \$50.30 Interest: \$50.72

Date	Type	Drawer	Trans	Check Number	Trans. Amount	Balance
3/04/2003	CHG				\$504.00	\$504.00
3/05/2003	PAY	AB	19064	6055	\$1.00CR	\$503.00

F3=Exit

F5=Print

F13=Show Paid By/Ref Reason

F21=Command Line